

Chapter 19.80 OFF-STREET PARKING REQUIREMENTS

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Article I. General Provisions

19.80.010 Purpose.

The purpose of this chapter is to reduce street congestion and traffic hazards in the county by incorporating efficient, attractive facilities for off-street parking, loading, and internal automobile and pedestrian circulation as an integral part of every use of land. (Ord. 1547 § 1 (part), 2005)

19.80.020 Off-street parking required.

A. At the time any building or structure is erected, enlarged, increased in capacity, or any use is established, off-street parking shall be provided in accordance with the requirements in this chapter.

B. Plans Required to Obtain Building Permit. All applications for a building permit shall be accompanied by a site plan showing a parking layout that complies with the provisions of this chapter that shows ingress and egress, loading areas, internal automobile and pedestrian circulation, and landscaping. The plan shall be reviewed and approved by the planning and development services division consistent with the provisions of this chapter. Parking requirements may be calculated separately for each business or land use in a building. (Ord. 1547 § 1 (part), 2005)

19.80.030 Specifications.

A. Parking Stall Size. Each off-street parking space shall be at least nine feet by eighteen feet for diagonal or ninety-degree spaces, or eight by twenty feet for parallel spaces, exclusive of access drives or aisles. Parking stalls adjacent to a column or wall must have an additional two feet of width to accommodate ingress/egress from the vehicle. Access to parking spaces shall be from private roadways and not from public streets.

B. Parking Lot Policies. Salt Lake County may adopt policies regarding aisle widths, angled parking, and turn-around areas for parking lots, and parking stall sizes for valet parking.

C. Surfacing. Except for “provisional parking areas” as allowed under Section 19.80.110 of this chapter, any off-street parking area located in an R-, C-, M-, MD-, or O-R-D zone shall be surfaced with an asphaltic or Portland cement or other binder pavement, so as to provide a durable and dustless surface, shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles. Surfacing requirements for parking areas located in FR-, FM-, A-, FA-, and S-1-G zones shall take into account the proposed land use, location of the property, and impact of paved parking.

D. Maintenance. Every parcel of land hereafter used as a public or private parking area, including commercial parking lots and automobile, farm equipment, or other open-air sales lots, shall be developed and maintained in accordance with the requirements set out in this chapter.

E. Screening. The sides and rear of any off-street parking area for more than five vehicles which adjoins or faces an institutional use or residential building shall be effectively screened by a masonry wall or solid visual barrier fence unless otherwise provided for more specifically by the requirements of the zoning district in which such parking area is located. Such wall or fence shall be not less than six feet in height and shall be maintained in good condition without any advertising thereon.

F. Landscaping. All parking areas shall contain landscaping in compliance with the provisions of the Salt Lake County Zoning Ordinance. Landscaping shall in no case constitute less than five percent of the total parking area.

G Lighting. Lighting used to illuminate any off-street parking area shall be so arranged as to direct light away from adjoining premises and from street traffic. No light source (light bulb, fluorescent tube, or other direct source of light used to illuminate a parking area) shall be visible beyond the property line of any off-street parking area.

H. Coverage. No off-street parking area shall occupy more than sixty-five percent of the property not occupied by buildings. (Ord. 1547 § 1 (part), 2005)

Article II. Parking Requirements

19.80.040 Number of spaces required.

A. Except where variations and exceptions are allowed under sections 19.80.070 through 19.80.100 of this chapter, a number of parking spaces equal to the sum of the required number of parking spaces for all uses on a property, including multiple uses within the same building, shall be provided. Except in cases where a site-specific traffic study demonstrates a need for additional parking, no parking area for more than twenty stalls shall exceed the number of stalls required below unless the additional parking is installed as “provisional parking” under section 19.80.110 of this chapter. The number of off-street parking spaces required shall be as follows:

1. Amusement center (arcade), one space per one hundred square feet of floor area;
2. Automobile or machinery sales and service garages, two spaces plus one space for each four hundred square feet of floor area;
3. Banks, post offices, business and professional offices, one space for each two hundred fifty square feet of floor area;
4. Bowling alleys, five for each alley;
5. Churches, one space for each six and one-half feet of linear pew or three and one-half seats in an auditorium; provided, however, that where a church building is designed or intended to be used by two congregations at the same time, one and one-half parking spaces shall be provided for each three and one-half seats in the auditorium. For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, additional parking shall be required as determined by the planning commission;
6. Dancehalls and assembly halls without fixed seats, exhibition halls, except church assembly rooms

in conjunction with auditorium, three spaces for each one hundred square feet of floor area used by assembly or dancing;

7. Day care center for children, four spaces plus one space per five hundred square feet of floor area;

8. Dormitory building, one space for each tenant;

9. Dwellings, multiple, two spaces for each dwelling unit. In multi-family developments and dwelling groups where private covered parking is utilized, additional parking for guests shall be required. The planning commission shall determine the amount of guest parking required to meet the parking needs of each development;

10. Dwellings, single-family, two spaces for each dwelling unit. For single-family dwellings, the parking spaces may be arranged one behind the other;

11. Funeral homes, mortuaries, reception centers, one space for each forty square feet of floor area in assembly room;

12. Furniture and appliance stores, household equipment or furniture repair shop, one space for each six hundred square feet of gross leasable area;

13. Hospitals and convalescent hospitals, two spaces per bed for the total capacity of building;

14. Hotels, motels and motor hotels, one space for each living or sleeping unit, plus parking for all accessory uses as defined in this title;

15. Indoor firearms and/or archery range, two spaces per shooting point;

16. Manufacturing plants, research or testing laboratories, bottling plants, one space for each person employed on the highest employment shift;

17. Medical or dental clinics, six spaces for each doctor's office;

18. Nursing homes, four spaces plus one space per each five beds;

19. Recreation, four spaces per court for tennis courts, three spaces per court for racquetball courts, two spaces per court for squash courts;

20. Residential health care facility:

a. Four spaces for facilities with five or less residents, the parking spaces may be arranged one behind the other,

b. Four spaces plus one space per each five beds;

21. Restaurants or private nonprofit clubs, one space for each two and one-half seats or three spaces per one hundred square feet of floor area, whichever is greater;

22. Retail stores, shops, etc., except as provided in this subsection, one space for each two hundred fifty square feet of gross floor area;

23. Rooming and lodging homes, one space for each tenant;

24. Schools, one space for each three and one-half seats in an auditorium, plus one space for each administrator and faculty;

25. Shopping centers and other multi-tenant retail buildings, five spaces for each one thousand square feet of gross leasable area;

26. Sports arenas, auditoriums, theaters, assembly halls and meeting rooms, one space for each three and one-half seats of maximum seating capacity;

27. Trailer sales, five spaces minimum, or five percent of the total site area excluding the landscaped areas, whichever is greater;

28. Wholesale establishments, warehouses, service and maintenance centers and communication equipment buildings, one space for each person employed during the highest employment shift;

29. Bed and breakfast homestay, two spaces for each dwelling unit plus one space for each guestroom;

30. Short-term rental, two spaces per dwelling unit plus one additional space for each bedroom exceeding two bedrooms. For buildings with two dwelling units or less, the third and fourth spaces, when required, can be in tandem with the first two spaces required;

31. Bed and breakfast inn, one space for each person employed on the highest employment shift, plus one space for every guestroom, plus parking for all accessory uses defined in this title;

32. Residential facility for elderly persons, two spaces for the dwelling unit plus two spaces for visitors, the parking spaces may be arranged one behind the other;

33. Apartments for elderly persons, one space for each dwelling unit;

34. Outdoor display and sales, including garden centers, nurseries, lumber yards, building materials sales yards; one space for each one thousand square feet of display and sales area.

B. Number of Parking Spaces for Uses Not Specified. For any use of buildings not specified in this section, or for uses of a seasonal or temporary nature, the off-street parking requirement shall be determined by the division director being guided, where appropriate, by comparable ordinances from other jurisdictions, accepted planning industry standards, or the requirements set forth in this section for uses or buildings which, in the opinion of the division director, are similar to the use or building under consideration.

C. Accessible Parking Spaces. For non-residential parking areas, the accessible parking spaces required to satisfy the Americans with Disabilities Act shall be provided within the total number of stalls required above. For multi-family residential developments, the accessible stalls shall be provided in addition to the number of stalls required above.

D. Bicycle Parking. All uses requiring parking for twenty or more vehicles shall provide bicycle parking spaces. The minimum number of bicycle parking spaces required shall be equal to five percent of the vehicular parking spaces required for such use, to a maximum requirement of twelve. Bicycle parking spaces shall be:

1. Located on the same lot as the principal use;
2. Located to prevent damage to bicycles by cars;
3. Located so as not to interfere with pedestrian movements;
4. In a highly visible, well-lighted area that is located near entrance(s) to the building;
5. Located to provide safe access from the spaces to the right of way or bicycle lane;
6. Designed to allow the frame and wheel(s) of each bicycle to be secured against theft;
7. Anchored to resist removal by vandalism and resistant to rust or corrosion.

Bicycle parking spaces which meet the above requirements may be located within the building. (Ord. 1547 § 1 (part), 2005)

19.80.050 Off-street loading.

For every building or part thereof not provided with docking facilities which has a gross floor area of ten thousand square feet or more, and which is to be occupied by a commercial or industrial use to or from which delivery of materials or merchandise is regularly made by motor vehicle, there shall be provided and maintained on the same lot with such building at least one off-street loading space, plus one additional space for each additional twenty thousand square feet or major fraction thereof. Each loading space shall be not less than ten feet in width, twenty-five feet in length, and fourteen feet in height. Such space may occupy any required yard or court only if it is enclosed by a brick or stone wall not less than six feet in height. (Ord. 1547 § 1 (part), 2005)

19.80.060 Gasoline pump requirements.

A. Gasoline pumps shall be set back not less than twenty-four feet from any street property line, and not less than thirty feet from any residential zone boundary line. If the pump island is set at an angle on the property, it shall be so located that automobiles stopped for service will not extend over the property line.

B. Canopies constructed to provide a weather shield over gasoline pump islands shall be set back not less than six feet from any street line and not less than ten feet from any residential zone boundary. (Ord. 1547 § 1 (part), 2005)

Article III. Variations and Exceptions

19.80.070 Valet parking program.

A. A valet parking program is defined as a parking plan which has personnel retained to assist parking at a drop-off area and exclusively controls the parking of vehicles into valet spaces until they are returned to a pick-up area. The plan shall identify the following

1. The location of parking spaces, pick-up areas, drop-off areas, and egress/ingress;
2. The involvement of personnel; and
3. General operating procedures.

B. Eight percent of the required parking spaces shall be reserved as self-parking spaces and shall be indicated as such on the plan. Self-parking spaces shall meet the requirements of Section 19.80.030. (Ord. 1547 § 1 (part), 2005)

19.80.080 Shared parking.

A. Notwithstanding any other parking requirements provided in this chapter, when different land uses occupy the same or adjacent lot(s) in the R-M, C-1, C-2, C-3, C-V, M-1, M-2, MD-1, MD-3, or the O-R-D zones, the total number of off-street parking spaces required for each use (see Section 19.80.040 of this chapter) may be combined and shared upon approval as provided herein. A proposal for sharing of off-street parking shall be presented to the planning and development services division director for site plan review and approval. Conditional use applications which require planning commission approval, and for which shared parking is being proposed as part of the application, must have planning commission approval for the shared parking.

B. In determining the total requirements for shared parking facilities, the division director or planning commission shall use Table 19.80.080(a), set out below, according to the following guidelines:

1. For each applicable general land use category, calculate the number of spaces required for a use as if it were the only use (refer to the schedule of minimum off-street parking requirements).
 2. Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in the table (six time periods per use).
 3. For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 4. Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a shared parking basis.
- C. For uses not listed in Table 19.80.080(a), the division director shall determine the required parking for the six time periods.

Table 19.80.080(a)

General Land Use Category	Weekdays			Weekends		
	12:00 a.m.--7:00 a.m.	7:00 a.m.--6:00 p.m.	6:00 p.m.--12:00 a.m.	12:00 a.m.--7:00 a.m.	7:00 a.m.--6:00 p.m.	6:00 p.m.--12:00 a.m.
Office & Industrial	5%	100%	5%	0%	5%	0%
Retail	5%	100%	80%	5%	100%	60%
Restaurant	50%	70%	100%	70%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%

(Ord. 1547 § 1 (part), 2005)

19.80.090 Planning commission exceptions.

Upon a finding by the planning commission that a proposed site plan is in harmony with the general plan of the community in which it is located and that effective tools have been employed in the creation of a transit oriented development, community re-development project, or walkable community project, the planning commission may reduce the number of required parking stalls for any proposed development. In approving any such reduction, the planning commission may use such tools as: recommendations from the planning and development services staff a site-specific traffic study conducted by a qualified engineering firm, American Planning Association guidelines, Envision Utah guidelines, and/or Urban Land Institute guidelines. (Ord. 1547 § 1 (part), 2005)

19.80.100 Community parking credits.

Upon a finding by the planning commission for conditional uses or the planning and development services division director for permitted uses, that parking is available either on public property or on property leased by a public entity for community parking, which parking is conveniently located to a particular land use, credits may be given toward the parking requirement for said land use. In cases where multiple businesses or land uses qualify to use the same parking spaces for community parking credits, the credits shall be pro-rated for each land use. In calculating the pro-rated community parking credits, the planning commission or division director shall consider such factors as: the amount of frontage a property has on the street, the total number of parking stalls required for a given land use, and the potential for future development in the immediate vicinity creating further demand for parking spaces. The planning commission or division director may also use Table 19.80.080(a) for land uses in different general categories to consider shared community parking. (Ord. 1547 § 1 (part), 2005)

19.80.110 Provisional parking.

“Provisional parking” is defined as an area or areas within a parking lot where parking spaces which are shown on the approved parking plan are landscaped rather than paved. The following conditions apply to provisional parking areas:

1. Provisional parking spaces must be shown on the site plan as complying with the parking stall size requirements of this chapter as well as the maneuverability and aisle requirements of planning commission policy.
2. Provisional parking spaces may be landscaped in such a way that they can be used for parking on a seasonal or temporary basis.
3. After one year’s time from the issuance of the land use permit, a property owner may request a review of the provisional parking. Upon a finding by the planning commission for conditional uses or the division director of planning and development services for permitted uses that the additional parking is needed, approval shall be granted for the provisional parking to be paved.
4. The planning commission may set conditions of approval as part of any conditional use permit that utilizes provisional parking as allowed under Section 19.84.050 to provide for monitoring and future review of the parking plan. (Ord. 1547 § 1 (part), 2005)